

47 The parking code would require the building to have 7 total parking stalls after the addition is
48 added.
49
50 Commissioner Nelson asked what the financial burden would be if Dennis McGraw widened the
51 driveway to accommodate an ADA van accessible parking stall.
52
53 Dennis McGraw said his concern is not the money but diminishing his front yard landscaping.
54
55 There was discussion on how wide the drive approach would be and the additional space
56 needed for an ADA parking stall.
57
58 Chairman Gonzales stated that he would prefer to see the parking extend along the west side
59 of the house than to take lawn out of the front yard.
60
61 Commissioner Nielson stated if there was a financial burden to the applicant and the biggest
62 concern is the aesthetics, he thinks personally the larger driveway would give more parking and
63 make the neighbors happier with the parking circumstance.
64
65 Dennis McGraw pointed out the parking in Spanish Fork is more stringent than other cities.
66
67 Commissioner Wilkinson stated that Sundays and holidays are when neighbors complain about
68 the lack of parking. He thinks to satisfy the neighbors concerns are to add the ADA apron in
69 the front yard.
70
71 Commissioner Fallon is hesitant to reduce the number of parking stalls.
72
73 Commissioner Fallon **moved** to reapprove the Beehive Homes Conditional Use Permit based on
74 the following conditions:
75
76 Conditions
77 1. That the employees park along the side of the home on the RV pad.
78 2. That the applicant extends the concrete of the RV pad closing the gap between the
79 sidewalk and fence on the west side to allow for parking.
80 3. Having 6 parking stalls which include an ADA parking stall.
81
82 Commissioner Nielson **seconded** and the motion **passed** all in favor.
83
84

85 OTHER BUSINESS

86

87 Chairman Gonzales had some concerns regarding the Canyon Creek signs. He voiced a
88 concern over the signs that were built within the Canyon Creek development and how the signs
89 have remained empty.
90

91 Commissioner Tanner expressed his concern of the signs sitting blank as well.
92

93 Dave Anderson stated that it was presented to the City that 2015 was going to be a big year
94 for development. Development activity has not followed the rapid pace that was presented.
95 Eventually development will build out. The timing of that was probably over positive.
96

97 Chairman Gonzales stated that the Springville Walmart was the largest grossing Walmart in
98 the state and they did not have a sign because Springville only allowed one 25 foot sign. He
99 wondered if the price to lease the signs is so high it deters business from leasing the sign
100 space.
101

102 Commissioner Nielson stated when working with a developer sometimes you are tied to the
103 developer's practices. He has not heard too many comments about the blank signs.
104

105 Chairman Gonzales adjourned to work session at 6:45 p.m.
106

107 Dave Anderson gave an update with how the City Council acted on the Casey Zone Change
108 and the Ludlow Zone Change.
109

110 There was discussion of the direction the City Council took when approving the Ludlow change.
111

112 Commissioner Tagg wishes to get an explanation from the Council regarding the thought
113 process behind the decision.
114

115 Commissioner Tanner stated that some of the topics that have come up over the year could be
116 used as a tool to talk to the Council about what kind of thought they give to these applications
117 and how to best think through the options.
118

119 Agenda Outline for Joint Meeting:

120 Chairman Gonzales thought that it would be best for the Commission to address something
121 they are passionate about. He recommended that Commissioner Tagg address the idea of
122 aligning the thoughts of approval of projects. Chairman Gonzales stated he would like to speak
123 about the new ordinance for high density and design standards.
124

125 Chairman Gonzales asked what Commissioner Tanner would like to speak about to the Council.
126

127 Commissioner Tanner stated he would like to speak with the Council about allowing exceptions
128 for little situations within the City like the Casey Zone Change.
129

130 There was discussion that followed regarding the Board of Adjusters and the state law
131 regarding variances.
132

133 Chairman Gonzales asked if Commissioner Nielson had a topic he wanted to address with the
134 Council.
135

136 Commissioner Nielson stated he thinks three topics are enough at this time and does not have
137 more to add.
138

139 Commissioner Fallon stated the Planning Commission should do an area by area plan of the
140 down town, park, and such areas with a plan of how the Council sees those areas developing.
141
142 Chairman Gonzales asked if the General Plan was designed with the idea of the potential new
143 interchanges at 2700 North and Center Street.
144
145 Dave Anderson stated that it was created with the intent of the Center Street interchange but
146 not the 2700 North interchange.
147
148 Discussion shifted back to variances. Dave Anderson stated that the idea of making
149 exceptions is not the right way to go about it. It has been told to staff that the text should be
150 changed. It may take an extra 30 days to change the text but it should be the process that is
151 followed.
152
153 Commissioner Tanner feels the applicant should not have to go through a text amendment
154 process.
155
156 Dave Anderson gave the example of the Commission approving the Beehive Homes
157 Conditional Use Permit and not meeting the parking requirement. Should someone come to
158 the City with litigation of approving a project that does not meet the code, it creates an issue
159 for the City.
160
161 There was continued discussion of what mechanisms could be in place to allow for some
162 adjustments to projects.
163
164 Chairman Gonzales exited the meeting at 7:35 p.m.
165
166 Chairman Gonzales returned to the meeting at 7:37 p.m.
167
168 Dave Anderson directed the Commission to view a map that outlines some areas the
169 Commission feels would be best suited for High Density and Business Park zoning.
170
171 There was discussion that followed with each of the areas and potential to make changes in
172 areas that have not been called out yet. Discussion continued to where Class A business
173 offices could be located.
174
175 Dave Anderson handed out a draft of changes to the Mixed Use designation for the
176 Commission to review.
177
178 There was discussion regarding what the Commission would like to see for Mixed Use.
179
180 Dave Anderson stated he will be speaking with the Council at the Council Retreat regarding
181 steps that can be taken in the near future along the lines of improvements to Downtown and
182 suggestions that have been given by the CPAT team.
183

184 Dave Anderson stated the Chamber of Commerce has created a fund to allow for business
185 owners to apply for money to update their building façades.
186
187 Commissioner Fallon stated that the Commission should be able to recognize businesses for
188 improvements they have made.
189
190 Dave Anderson asked if Commissioner Fallon could come up with some ideas for awards.
191
192 Commissioner Nielson exited the meeting at 8:17 p.m.
193
194 Commissioner Fallon moved to close at 8:20 p.m.
195
196
197 Adopted: March 2, 2016
198
199

Kimberly Brenneman
Community Development Division Secretary